



# Bartlein & Company, Inc.

Managers of Real Property

DECEMBER, 2011  
EUCALYPTUS GROVE HOMEOWNERS ASSOC.  
7600 HOLLISTER - GOLETA

	CURRENT MONTH	% OF BUDGET	YEAR-TO-DATE	% OF BUDGET	ANNUAL BUDGET
BEGINNING BALANCE	5,000.00		5,000.00		
MAINT. FEES/ASSESSMENTS	68,688.87	8.4%	803,569.06	98.4%	816,240.00
LATE FEES	106.13	N/A	3,004.94	N/A	- 0 -
OTHER INCOME	30.00	N/A	980.00	N/A	- 0 -
TOTAL INCOME	68,825.00	8.4%	807,554.00	98.9%	816,240.00
CLEANING & JANITORIAL	1,690.00	14.1%	13,425.00	111.9%	12,000.00
ELECTRIC	1,517.55	7.2%	18,997.92	90.5%	21,000.00
LANDSCAPE MAINTENANCE	5,085.00	7.9%	61,020.00	95.3%	64,000.00
LANDSCAPE SUPPLY & EXTRAS	839.72	5.6%	13,136.02	87.6%	15,000.00
MANAGEMENT FEES	2,272.00	8.3%	27,264.00	100.0%	27,264.00
PAINTING & DECORATING	276.00	6.9%	4,214.00	105.4%	4,000.00
POOL MAINT & SUPPLIES	899.57	7.2%	14,294.82	114.4%	12,500.00
POOL HEATING (GAS)	783.85	7.8%	7,386.15	73.9%	10,000.00
REPAIRS & MAINTENANCE	3,872.01	7.7%	43,429.64	86.9%	50,000.00
RUBBISH REMOVAL	3,520.51	6.6%	43,287.63	81.7%	53,000.00
PATROL/ALARM SERVICES	- 0 -	0.0%	- 0 -	0.0%	2,500.00
SUPPLIES	543.44	10.9%	5,520.26	110.4%	5,000.00
WATER & SEWER	1,528.91	6.1%	23,571.11	94.3%	25,000.00
INSURANCE	4,460.10	4.1%	101,150.00	93.7%	108,000.00
PEST CONTROL	- 0 -	0.0%	1,250.00	62.5%	2,000.00
PROFESSIONAL FEES	493.80	9.9%	4,827.75	96.6%	5,000.00
TELEPHONE EXPENSE	40.62	8.1%	483.71	96.7%	500.00
MISCELLANEOUS EXPENSE	34.19	1.1%	743.38	24.8%	3,000.00
OPERATING EXPENSES	27,857.27	6.6%	384,001.39	91.5%	419,764.00
RESERVE EXPENDITURES	13,664.88	1.2%	218,774.00	19.9%	1,100,950.00
TOTAL EXPENDITURES	41,522.15	2.7%	602,775.39	39.6%	1,520,714.00
CASH FLOW: Income-Expense	27,302.85	-3.9%	204,778.61	-29.1%	(704,474.00)
INCOME TAX	- 0 -	0.0%	(10.00)	0.5%	(2,000.00)
TRANSFER TO RESERVE	(27,302.85)	N/A	(284,768.61)	N/A	- 0 -
TRANSFER FROM RESERVE	- 0 -	0.0%	80,000.00	11.4%	701,474.00
OTHER TRANSACTIONS	(27,302.85)	-3.9%	(204,778.61)	-29.3%	699,474.00
CURRENT BALANCE	5,000.00		5,000.00		

**BALANCE SHEET**

DECEMBER 31, 2011

(Unaudited)

**EUCALYPTUS GROVES OWNERS' ASSOCIATION****ASSETS:**

Operating Account				\$5,000.00
Savings/Reserves:				
MM	Community West Bank # 1502484	1.00	\$28,628.20	
1/5/12	CDARS/Cole Taylor Bank # 1012864392	0.15	50,000.00	
1/5/12	CDARS/Cole Taylor Bank # 1012866441	0.15	115,000.00	
2/16/12	CDARS/Sovereign Bank # 1013052669	0.17	90,000.00	
2/16/12	CDARS/Banco Popular # 1013050704	0.17	140,000.00	
12/20/12	CDARS/Rockland Trust # 1013221118	0.35	200,000.00	
2/9/12	CDARS/Flagstar Bank # 1013019165	0.17	150,000.00	
2/9/12	CDARS/Banco Popular # 1013019459	0.17	120,000.00	
12/6/12	CDARS/Private Bank & Trust # 1013137524	0.35	170,000.00	
2/9/12	CDARS/Flagstar Bank # 1013019866	0.17	100,000.00	
12/20/12	CDARS/East West Bank # 1013204809	0.35	230,000.00	
1/0/00	Other # -----	0.00	0.00	
1/0/00	Other # -----	0.00	<u>0.00</u>	1,393,628.20
Accounts Receivable:				
Due From Unit Owners			56,901.81	
Other Receivables			<u>0.00</u>	56,901.81
<b>TOTAL ASSETS</b>				<b>\$1,455,530.01</b>
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**LIABILITIES:**

Accounts Payable	\$13,600.00
Prepaid Assessments	6,039.50
<b>TOTAL LIABILITIES</b>	<b>19,639.50</b>

**FUND BALANCES:**

	1,435,890.51
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$1,455,530.01</b>
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Prepared by:



This report was prepared without audit. Balances in savings/reserve accounts are earning interest daily which may be estimated in calculating current balances. Balances in reserve may include funds in transit as of the date of this report.